

Attention to all parties recording and filing documents in the Clerk & Recorder's office.

Please be advised that effective July 1, 2005, MCA § 7-4-2636 "Standards for recorded documents" and MCA § 7-4-2637 "Fees for recording standard documents" go into effect. The following are the new standards and fees for documents to be recorded in the office of any Clerk & Recorder in Montana:

7-4-2636. (Effective July 1, 2005) Standards for recorded documents. (1) Unless accompanied by the appropriate fee required in 7-4-2637, a document submitted for recording that conveys an interest in real property must:

(a) be legibly printed or typed in black ink in at least 10-point typeface, not including the signature, on white paper of not less than 20-pound weight, each page of which must be separated and have dimensions of either 8 1/2 x 11 inches or 8 1/2 x 14 inches;

(b) provide the names of the parties to the conveyance on the first or second page of any document with more than one page;

(c) provide a description of the property;

(d) except as provided in subsection (1)(e) and except for page numbers or other designations, have margins that are clear of all markings in the following dimensions:

(i) at least 3 inches at the top of the first page and at least 1 inch at the top of the second and any subsequent pages; and

(ii) at least 1 inch on the sides and bottom of each page; and

(e) include the name and mailing address of the person to whom the document is to be returned in the margin in the upper left-hand corner of the first page of each document submitted and may include legibly printed or typed transactional information.

(2) Unless accompanied by the fee required in 7-4-2637, all other documents submitted for recording must meet the requirements of subsections (1)(a), (1)(d), and (1)(e).

(3) (a) Except as provided in subsection (3)(b), only documents submitted for recording and filing that conform to the provisions of subsection (1) or (2) are considered standard documents for the purposes of 7-4-2637.

(b) Documents that are acknowledged as having been executed prior to July 1, 2005, must be accepted for recording and considered standard documents, regardless of whether they conform to the provisions of subsection (1) or (2).

PLEASE NOTE: THE 2005 MONTANA LEGISLATURE HAS INCREASED THE FEES FOR RECORDING DOCUMENTS IN ALL OFFICES OF THE CLERK & RECORDER IN MONTANA. THESE NEW FEES ARE EFFECTIVE AS OF JULY 1, 2005. THE NEW FEES ARE AS FOLLOWS.

"7-4-2637. (Effective July 1, 2005) Fees for recording standard documents. (1) Except as provided in 7-4-2631 and subsection (2) of this section, the fee for recording a standard document that meets the requirements of 7-4-2636 is ~~\$6~~ \$7 for each page or fraction of a page.

(2) The fee for recording a document that does not meet the requirements of 7-4-2636 is ~~\$10~~ \$11 for each page or fraction of a page for the first five pages or fractions of the pages and ~~\$6~~ \$7 for each subsequent page.

If you have any questions on these changes, please give us a call!